

066.0

0004

0004.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

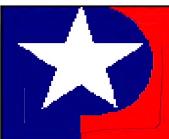
808,000 / 808,000

USE VALUE:

808,000 / 808,000

ASSESSED:

808,000 / 808,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		JOHNSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: TSAI CHUN-MEI LO/TRUSTEE	
Owner 2: CHUN MEI LO REVOCABLE LIVING	
Owner 3: TRUST	

Street 1: 565 LOWELL ST	
Street 2:	

Twn/City: LEXINGTON	
St/Prov: MA	Cntry
Postal: 02420	Own Occ: N

PREVIOUS OWNER	
Owner 1: LO CHANG-HUNG--ETAL -	
Owner 2: LO CHUN-MEI TSAI -	
Street 1: 565 LOWELL ST	
Twn/City: LEXINGTON	
St/Prov: MA	Cntry
Postal: 02420	

NARRATIVE DESCRIPTION	
This parcel contains .145 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1933, having primarily Aluminum Exterior and 2062 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	
s	
t	

Exempt	

Topo	1	Level
Street		
Gas:		

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	6302	Sq. Ft.	Site	0	70.	0.97	12										426,344						426,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6302.000	381,700		426,300	808,000		42359
							GIS Ref
							GIS Ref
							Insp Date
							11/09/18

PREVIOUS ASSESSMENT								Parcel ID	066.0-0004-0004.A	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	381,700	0	6,302.	426,300	808,000		Year end	12/23/2021
2021	101	FV	371,300	0	6,302.	426,300	797,600		Year End Roll	12/10/2020
2020	101	FV	371,400	0	6,302.	426,300	797,700		797,700 Year End Roll	12/18/2019
2019	101	FV	286,000	0	6,302.	395,900	681,900		681,900 Year End Roll	1/3/2019
2018	101	FV	286,000	0	6,302.	395,900	681,900		681,900 Year End Roll	12/20/2017
2017	101	FV	286,000	0	6,302.	347,200	633,200		633,200 Year End Roll	1/3/2017
2016	101	FV	286,000	0	6,302.	316,700	602,700		602,700 Year End	1/4/2016
2015	101	FV	275,200	0	6,302.	280,200	555,400		555,400 Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif				Notes			
LO CHANG-HUNG--	66572-582		12/22/2015	Convenience		1	No	No							
	15350-329		12/1/1983		129,500	No	No	Y							

BUILDING PERMITS												ACTIVITY INFORMATION					
Date												Date	Result	By	Name		
2/25/2020												11/9/2018	MEAS&NOTICE	BS	Barbara S		
12/17/2018												4/6/2009	Meas/Inspect	372	PATRIOT		
4/26/2016												10/7/1999	Meas/Inspect	267	PATRIOT		
												8/5/1993		RV			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type:	05 - Garrison			Full Bath:	1	Rating:	Average															
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																
(Liv) Units:	1	Total: 1		3/4 Bath:	2	Rating:	Average															
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																
Frame:	1 - Wood			1/2 Bath:		Rating:																
Prime Wall:	3 - Aluminum			A HBth:		Rating:																
Sec Wall:	8 - Brick Veneer	20 %		OthrFix:		Rating:																
Roof Struct:	1 - Gable			OTHER FEATURES																		
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good															
Color:	WHITE			A Kits:		Rating:																
View / Desir:				Fpl:	1	Rating:	Average															
GENERAL INFORMATION				WSFlue:		Rating:																
Grade:	C+ - Average (+)			CONDOS INFORMATION																		
Year Blt:	1933	Eff Yr Blt:		Location:		Total Units:																
Alt LUC:		Alt %:		Floor:																		
Jurisdct:		Fact: .		% Own:																		
Const Mod:				Name:																		
Lump Sum Adj:				DEPRECIATION																		
INTERIOR INFORMATION				Phys Cond:	AG - Avg-Good	26. %																
Avg Ht/FL:	STD			Functional:		%																
Prim Int Wal	2 - Plaster			Economic:		%																
Sec Int Wall:		%		Special:		%																
Partition:	T - Typical			Override:		%																
Prim Floors:	3 - Hardwood			Total:	26.4	%																
Sec Floors:		%		CALC SUMMARY																		
Bsmnt Flr:	12 - Concrete			Basic \$ / SQ:	140.00	COMPARABLE SALES																
Subfloor:				Size Adj.:	1.28946400	Rate	Parcel ID	Typ	Date	Sale Price												
Bsmnt Gar:				Const Adj.:	0.99584043																	
Electric:	3 - Typical			Adj \$ / SQ:	179.774																	
Insulation:	2 - Typical			Other Features:	96000																	
Int vs Ext:	S			Grade Factor:	1.10																	
Heat Fuel:	2 - Gas			NBHD Inf:	1.00000000																	
Heat Type:	5 - Steam			NBHD Mod:																		
# Heat Sys:	1			LUC Factor:	1.00																	
% Heated:	100	% AC:		Adj Total:	518681																	
Solar HW:	NO	Central Vac:		Depreciation:	136932	Juris. Factor:		Before Depr:	197.75													
% Com Wal		% Sprinkled		Deprecated Total:	381749	Special Features:	0	Val/Su Net:	121.02													
						Final Total:	381700	Val/Su SzAd:	232.46													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 066-0-0004-0004.A																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
More: N		Total Yard Items:				Total Special Features:								Total:								